



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 6th February 2023 at 6.15pm**

Attendance:

Councillor J Lay (Chairman)

Councillor J Berry

Councillor A Drummond

Councillor P Hulbert

Councillor M Jefferys

Also Present: T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, Cllr Winter as an observer, 1 Member of the Press and 4 Members of the Public.

Minute		Action by
D/23/02/1	<u>Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chairman opened the meeting and read out the Fire Notice and that the meeting may be filmed or recorded.	
D/23/02/2	<u>Apologies</u> Apologies were received from Cllrs Clover, Ferries, Harvey and Hood. Cllr Hall was absent.	
D/23/02/3	<u>Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation</u> None noted. There were no requests for dispensations.	
<i>A member of the press joined the meeting</i>		
D/23/02/4	<u>To Confirm the Minutes of the Meeting Held on 23rd January 2023 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 23 rd January 2023 and the following was agreed: <u>D/23/02/4/01 Resolved</u> That the minutes of the Development & Planning Committee held on 23rd January 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/23/02/5	<u>Public Open Session</u> A member of the public asked for an update on the Queensbury Lodge Planning Application. Cllr Drummond advised that the plan is being revised regarding the block of flats and at the moment the application is not compliant with the WSC Local Plan. However, WSC are in the process of updating their Local Plan.	

A member of the public spoke to item 14 asked for an update on the parking on the verge issue. Cllr Drummond advised that notices for no parking on the grass should be put up as an interim measure.

The Mayor spoke to item 14 parking on the grass verge and raised concerns about the cost and maintenance of the proposed bollards. An example of a plastic bollard was presented and the Committee were asked to delay making a resolution to allow for further quotes and enquiries.

It was suggested that putting up signs with penalty notices should be the first consideration followed by looking into by laws for a long-term solution.

Cllr Berry joined the meeting

D/23/02/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 applied to the tree applications.

Two members of the public left the meeting

D/23/02/7 Planning Applications

Week Commencing 16/01/2023, and 23/01/2023

D/23/02/7/1 DC/23/0068/TCA - Trees in a conservation area notification - one Horse Chestnut (HC1 on plan) crown lift lower branches to three metres over public footpath and remove large epicormic growth on drive side - The Lodge 42 Bury Road Newmarket Suffolk.

D/23/01/7.01 Resolved

The Committee actively encourages responsible tree management and does not object to this application.

D/23/0/7/2 DC/23/0092/TPO -TPO 02 (1978) tree preservation order - one Horse chestnut (T1 on order) height reduction by 10 metres - 9 Saint Albans Newmarket Suffolk.

D/23/01/7.02 Resolved

The Committee actively encourages responsible tree management but thought reducing the tree by 10 metres was excessive and requested that the application be referred to the TO for consideration.

D/23/02/7/3 DC/23/0095/TCA - Trees in a conservation area notification - one Acer (on plan) reduce two lower laterals on eastern side by two metres to clear entrance gate and pavement - 1 Rous Memorial Court Old Station Road Newmarket Suffolk.

D/23/01/7.03 Resolved

The Committee actively encourages responsible tree management and does not object to this application.

D/23/02/7/4 DC/22/2130/HH - Householder planning application - a. dropped kerb b. vehicular access - 63 Exning Road Newmarket Suffolk.

D/23/02/7.04 Resolved

The Committee voiced no objections.

D/23/02/7/5 DC/22/1504/VAR -Planning Application - variation of condition 4 of F/2003/171 change of opening times - Sunday - Thursday 11.00 to 02.00 and Friday - Saturday 11.00 to 04.00 hours - 94 High Street Newmarket Suffolk.

D/23/02/7.05 Resolved

The Committee objected to the extension of the hours on the grounds of it possibly leading to antisocial behaviour issues and may contravene the Cumulative Impact Assessment.

Cllr Crissall and three members of the public joined the meeting

D/23/02/7/6 DC/23/0086/TPO - TPO 040 (1989) tree preservation order - one Pine (T1 on plan and T7 on order) fell - 25 Exeter Road Newmarket Suffolk.

D/23/02/7.06 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.

D/23/02/7/7 DC/23/0106/VAR - Planning application - variation of condition two of DC/19/0895/FUL to allow use of revised drawings to enable revised design for detached dwelling and annexe Brickfields Stud Cemetery Hill Newmarket Suffolk.

D/23/02/7.07 Resolved

The Committee voiced no objections subject to the accommodation only being used for equine staff working in the training yard and are not privately sold.

D/23/02/7/8 DCON(C)/20/0174 - Application to discharge condition 28 (Lighting - prior to first occupation) of application DC/20/0174/VAR - The Silks 69 Exning Road Newmarket Suffolk.

D/23/02/7.08 Resolved

The Committee voiced no comments.

D/23/02/7/9 DC/23/0114/TPO - TPO 323 (1973) tree preservation order - six Lime (x on plan within G4 on order) pollard to previous pollard points - 12 The Hamiltons Newmarket Suffolk.

D/23/02/7.09 Resolved

The Committee actively encourages responsible tree management and does not object to this application.

D/23/02/8 Amended and Deferred Planning Applications

None noted.

D/23/02/9 Planning Appeals

None noted.

D/23/02/10 East Cambs Planning Applications

None noted.

D/23/02/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 16/02/2022, and 23/01/2023

Applications	Description	Address	WS Decision	NTC Decision
DC/22/2126/HPA	Householder prior approval - single storey rear extension which extends beyond the rear wall of the original house by 6 metres with a maximum height of 3 .8 metres and a height of 2 .7 metres to the eaves.	63 Exning Road Newmarket Suffolk	Prior approval not required	No objection
DC/22/1958/FUL	Planning application - change of use of retail unit (E) to Thai massage (sui generis)	21 High Street Newmarket Suffolk	Approved	No objections
DC/22/2195/TCA	Trees in a conservation area notification - one Eucalyptus (marked on plan) Fell	21 Leaders Way Newmarket Suffolk	Approved	No objections
DC/22/2065/FUL	Planning application - a. building to accommodate three equine treadmills; b. additional horse walker	Clarehaven Bury Road Newmarket Suffolk	Approved	No objections
DC/22/2051/FUL	Planning application - a. roof extension with five dormer windows to second floor b. external fire escape staircase	Flat 2 Sun Lane Newmarket Suffolk	Approved	No objections
DC/22/2043/TPO	TPO 032 (1960) tree preservation order - one Walnut (T1 on plan, within A1 on order) overall crown reduction by three metres	Balaton Lodge Snailwell Road Newmarket Suffolk	Approved	No objections
DC/22/2027/VAR	Planning application - variation of condition 2 of F/2006/1036/COU to allow for use of amended plans for change of use from offices to five self-contained flats	34 Fitzroy Street Newmarket Suffolk	Approved	No objections
DC/22/1978/TPO	TPO 004 (1992) and TPO 004 (1989) tree preservation order - three Limes (G1 on plan, T7, T8 and T9 on order) pollard to 1 0 metres above ground level; one Horse Chestnut (T2 on plan, T4 on order) overall crown reduction by two metres; one Pine (T3 on plan, T7 on order) remove three lowest branches on western aspect; one Yew (T4 on plan, T5 on order) reduction of up to 1.5m to suitable growth point on southwestern aspect.	25 Exeter Road Newmarket Suffolk	Approved	No objections
DC/22/1163/HH	Householder planning application - Two storey side and rear extensions	4 Hallwyck Gardens Newmarket Suffolk	Approved	No objections

D/23/02/12 Delegation Panel Decisions

None noted.

D/23/02/13 Licensing

None noted.

D/23/02/14 Parking

A report regarding installing bollards on the verges on Exning Road was considered and the following was agreed:

D/23/02/14.01 Resolved

That in the short-term no parking signs with penalty notices be put on the grass verges in Exning Road and in the medium-term, that by laws are investigated for all green areas in Newmarket. That bollards are considered as a last resort.

A request was made to contact Flagship to ask that they demolish all unused garages and an item for this will be added to the next agenda.

D/23/02/15 Correspondence

Resident letter regarding parking on the verge in Exning Road was noted.

Chairman's letter to WSC Planning regarding Town Centre planning developments with no parking provision was noted. A response was still awaited and a request was made to send it again.

D/23/02/16 Date of Next Meeting

Monday 20th February 2023 at the Memorial Hall.

Meeting closed at 7:00pm

Signed: By the Chairman

Date: Monday 6th February 2023

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/02/7.01 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/23/02/7.02 Resolved</u>	The Committee actively encourages responsible tree management but thought reducing the tree by 10 metres was excessive and requested that the application be referred to the TO for consideration.
<u>D/23/02/7.03 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/23/02/7.04 Resolved</u>	The Committee voiced no objections.
<u>D/23/02/7.05 Resolved</u>	The Committee objected to the extension of the hours on the grounds of it possibly leading to antisocial behaviour issues and may contravene the Cumulative Impact Assessment.

<u>D/23/02/7.06 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/23/02/7.07 Resolved</u>	The Committee voiced no objections subject to the accommodation only being used for equine staff working in the training yard and are not privately sold.
<u>D/23/02/7.08 Resolved</u>	The Committee voiced no comment.
<u>D/23/02/7.09 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/23/02/14.01 Resolved</u>	That in the short-term no parking signs with penalty notices be put on the grass verges in Exning Road and in the medium-term, that by laws are investigated for all green areas in Newmarket. That bollards are considered as a last resort.